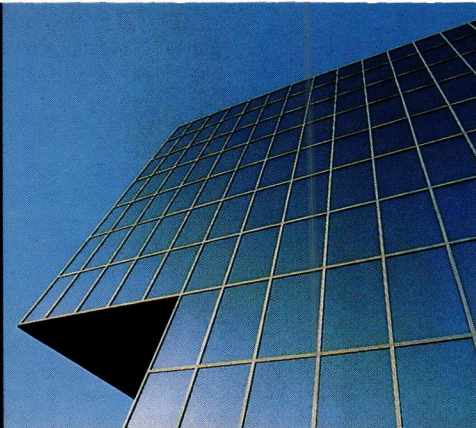


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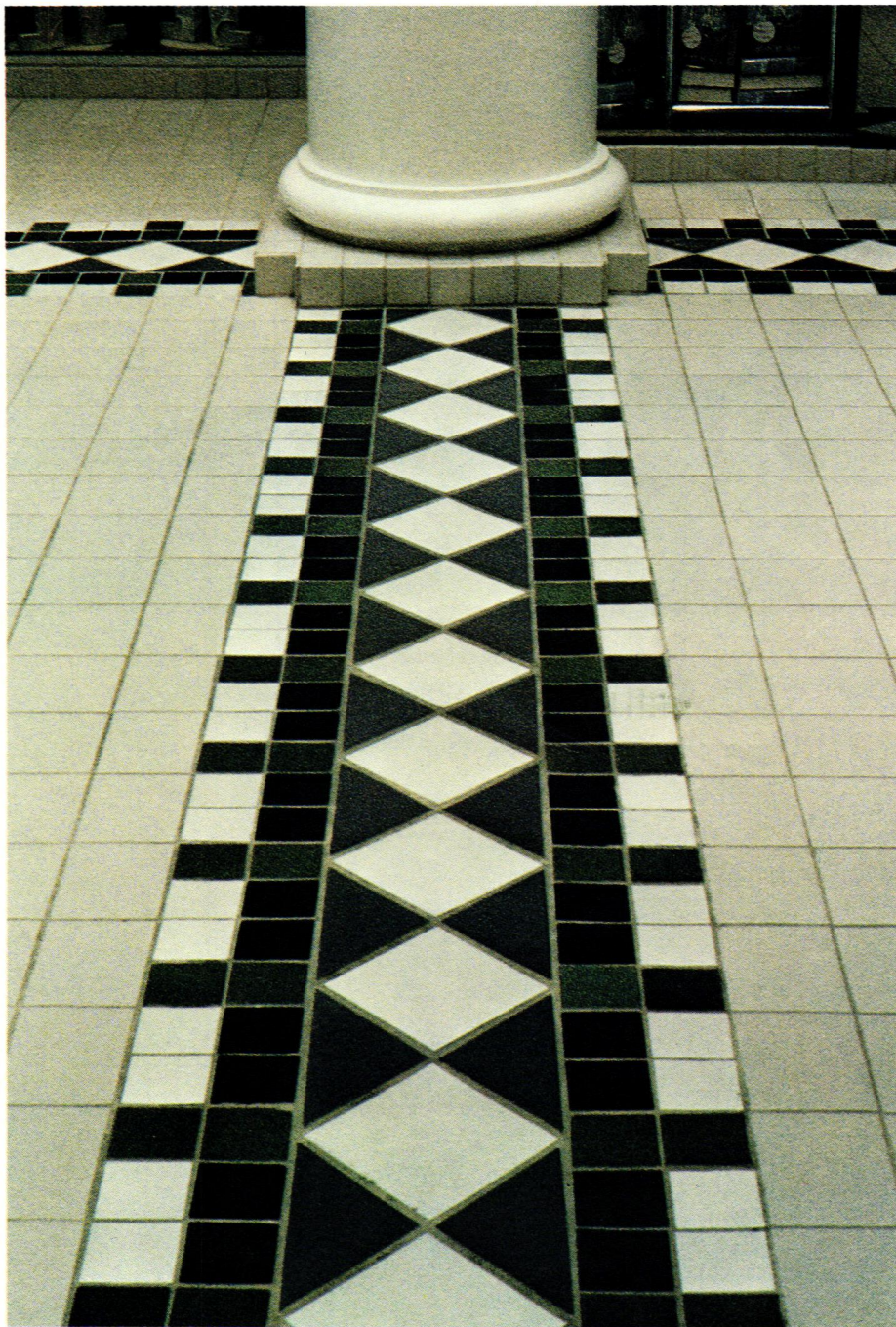
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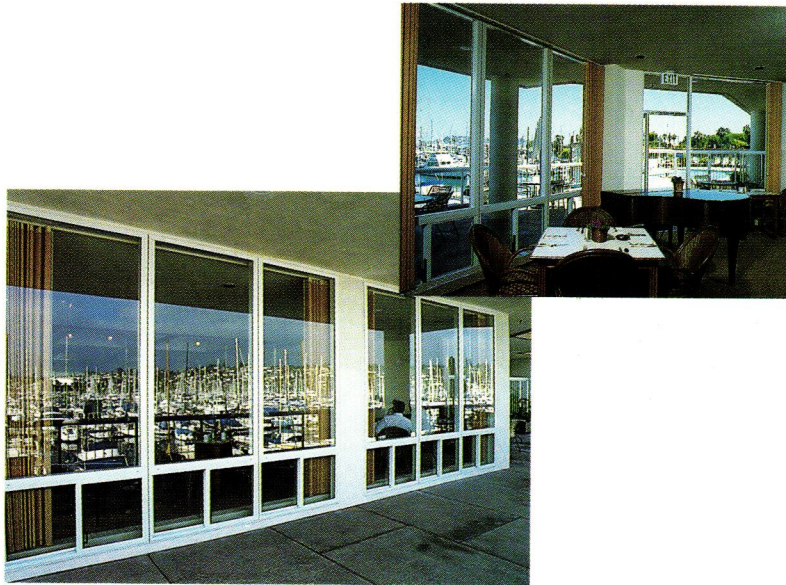
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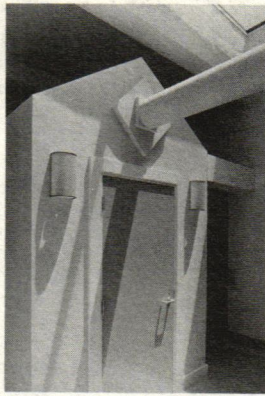
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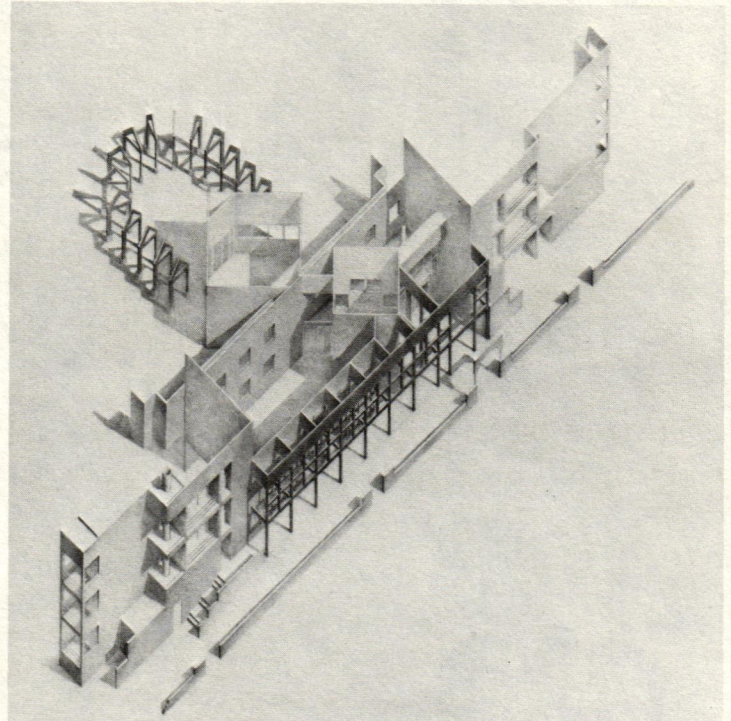


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Downtown Women's Center
Los Angeles.
Architect: Brenda Levin &
Associates.



Casa Del La Raza, San Francisco.
Architect: Hardison, Komatsu, Ivelich & Tucker.



Yorkshire Terrace, Los Angeles.
Architect: Mutlow Dimster Partnership.

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by Sally Woodbridge

COVER

Yorkshire Terrace, Los Angeles. Architect: Mutlow Dimster Partnership. Photographer: Marvin Rand.

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AI

Survival Housing

The rain that washed my A.M. commute did little to deter the ragtag crowd that gathers at Loaves and Fishes every morning in anticipation of a hot lunch a few hours away. A bit further down the street, the park in front of an emergency residence serves as a campground for an overflow of torpid figures who huddle under the make-shift ponchos that sheltered them for the night.

Each day the barbarous social and economic policies of an Administration that fosters private greed over public good forces a growing number of impoverished people into the desperate situation wherein it is impossible for them to provide themselves with a basic human need: shelter from the elements, a simple place to live. Shopping carts, cardboard boxes, freeway underpasses, abandoned cars, even burrows in the ground, are what two million people in this country call "home."

It is convenient to think of these homeless people as no-account drifters or *dharmas*, but that profile does not fit. According to the background paper for the Joint Hearings on the Homeless by the Assembly Human Services Committee and the Senate Health and Human Services Committee, the ranks of the homeless are being swelled by four new categories of people: youth from 12 to 16 years old, Vietnam War veterans, the frail elderly, and nonagricultural migrants. Up to 30 percent of the men living on the streets of Los Angeles and San Francisco are Vietnam veterans, according to service providers. In San Francisco, veterans make up 11 percent of the population, but comprise 48 percent of the residents in shelters for the homeless.

Once a person becomes homeless, a Catch 22 applies that can place that person further behind the eight ball. People without an address are ineligible for general assistance, and social services are not provided to those who do not receive public assistance. Often, the homeless



Florence Hotel, Los Angeles.
Architect: Urban Innovations Group.

also are disenfranchised, since most jurisdictions require that people have a permanent address to be able to vote.

As more and more people are pushed over the edge of poverty, low-income housing stock is disappearing from most cities, and there is little profit in replacing it. The housing that remains is simply beyond the means of the poor. San Francisco has many condominiums priced at \$110,000+ that have remained vacant for years, while an estimated 10,000 people inhabit that city's streets. Nationwide, people who fall below the poverty level spend from 50 to 75 percent of their income on housing. In California, where housing is more expensive, the percentage is higher. For example, Los Angeles County pays \$228 a month in general assistance, but the cheapest rooms in town rent for \$165 to \$250 a month.

Since the safety nets that once provided housing assistance to those on the bottom rungs of the economic ladder were effectively unraveled by the Reagan Administrations—first within California, then on a national level—public and private agencies have scrambled to find shelter for a growing population of dispossessed. "If

Washington has abdicated its duty to the homeless, it falls on cities and counties to take on the responsibility," observes Don Benninghoven, executive director of the League of California Cities in a recent issue of *Western Cities*. "But you must have the resources. You cannot manufacture shelters out of dust, out of promises, out of empty pockets."

Marshaling those resources is the goal of Assembly Bill 2839, introduced by Assemblymember Peter Chacon and passed into law in 1986. For the first time, a homeless person is defined in the laws of this state: "'Homeless person' means an individual who lacks the financial resources, mental capacity, or community ties needed to provide for his or her own adequate shelter." AB 2839 establishes in San Diego County a two-year Homeless Relief Pilot Project, administered by the Department of Housing and Community Development, to coordinate and centralize delivery of state and local services for homeless people, and to develop a program model that can be implemented on a permanent statewide basis. The legislation recognizes that: "To feed the hungry, clothe the naked, and to house the homeless . . . is a priority for this state."

A handful of architects in California have made it a priority in their practices to provide well-designed housing for the homeless and those who live on the doorstep of poverty. The problems of the dispossessed cannot be solved by architects, but the work undertaken by responsive professionals can make a difference. The feature story in this issue, written by architectural historian Sally Woodbridge, looks at low-income housing solutions that go beyond the mere provision of physical shelter to create environments that foster a sense of dignity and human worth in people burdened with the stigma—and the harsh reality—of a life of poverty in a nation of riches.

—JF

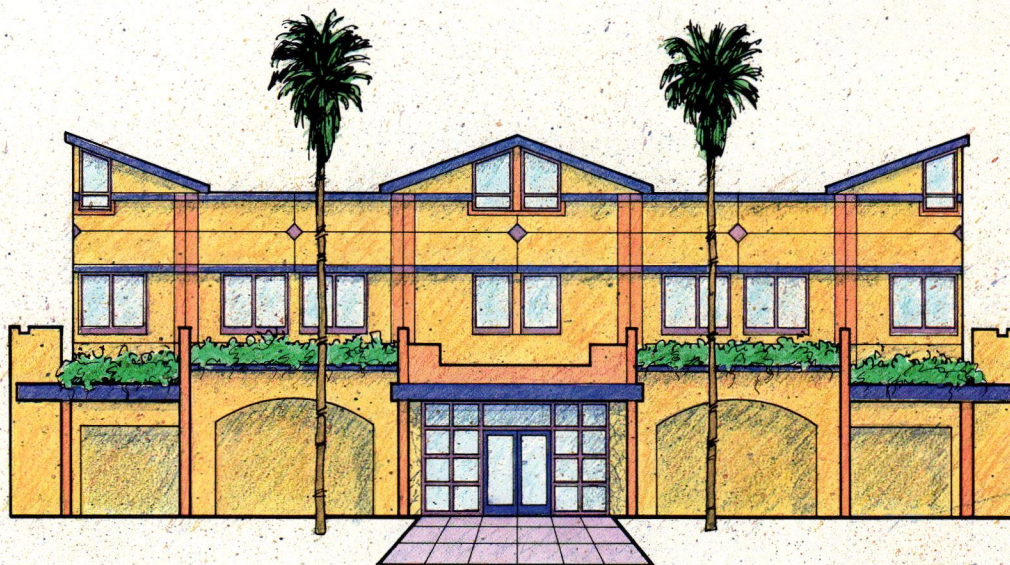
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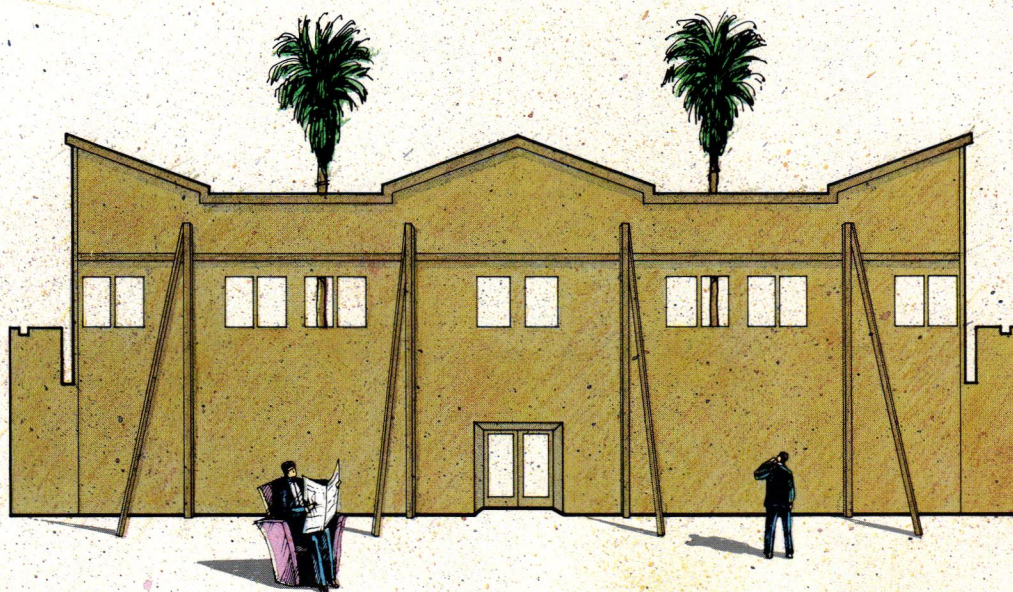
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PEOPLE & ARCHITECTURE

i s a n y o n e i n t h e r e ?



The California Council, AIA presents the **Eighth Annual Monterey Design Conference** on April 10-12, 1987 at the Monterey Conference Center/Monterey Sheraton Hotel. Explore the intimate relationship between people and architecture with leading architects and social scientists during this unique conference. **Speakers** include C. M. Deasy, FAIA; Arthur Erickson, FAIA; Joseph Esherick, FAIA; James Marston Fitch, Hon. AIA; Robert Gutman, Hon. AIA, Professor of Sociology; Jon A. Jerde, AIA; Robert Marquis, FAIA; Clare Cooper Marcus, Professor of Landscape Architecture; and Robert Sommer, Ph.D., Professor of Psychology. In addition, 26 of the West Coast's leading architects and architectural firms present their design responses to human factors during a series of group sessions. **Be sure to mention CCAIA to receive special conference rates at the Monterey Sheraton Hotel. Hotel reservations deadline is March 11, 1987.**

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Enlisted Dining Facility Modernization, Marine Corps Air-Ground Combat Center, Twenty-nine Palms, Architect: Lee & Sakahara Associates.

U.S. MILITARY SALUTES ARCHITECTURE

Five California architecture firms were recognized by the United States military for design excellence. The 1986 Department of Defense Excellence in Design Award was given to Bobrow/Thomas and Associates for the Naval Medical Clinic at Port Hueneme and to Lee & Sakahara Associates for the Enlisted Dining Facility Modernization, Marine Corps Air-Ground Combat Center at Twenty-nine Palms.

Bobrow/Thomas' Naval Medical Clinic also received an Award of Merit and Special Award for Energy Conservation in the Tenth Biennial Awards Program for Distinguished Architectural Achievement sponsored by The American Institute of Architects and the Naval Facilities Engineering Command (NAVFAC).

Other California firms to receive Awards of Merit from AIA/NAVFAC were IDG Architects for the Aviation Electronics Applied Instruction Building, Naval Air Station Moffett Field; Esherick Homsey Dodge and Davis for the Meteorological Building P-002, Fleet Numerical Oceanography Center, Monterey; and Ralph Bradshaw/Richard Bundy & Associates for Unaccompanied Officer Personnel Housing P-052, Submarine Base, San Diego.

The focus of the competition was to honor designs constructed within budget, that are operationally functional and architecturally compatible with the rest of the installation. Bobrow/Thomas' medical clinic design featured an open-ended flexible building system to facilitate change over time. It also used natural ventilation, daylighting and roof-mounted solar collectors. Jurors for the AIA/NAVFAC award said, "The combination of masonry and steel, along with a central courtyard, created an open and inviting healing en-



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vironment for naval personnel... Positioning the building to take advantage of solar energy and the prevailing sea breezes permits natural ventilation."

The AIA/NAVFAC jurors cited the Applied Instruction Building at Moffett Field for its proportions of glazing and light-colored panels. "The rugged image frankly expresses the nature of the spaces within and the building's role as a training station for Navy pilots." Jurors said they were impressed with the Meteorological Building design's simplicity and lack of architectural cliché. About the Unaccompanied Officer Personnel Housing, jurors noted, "The subtle layering of the exterior walks and stairs over the more regimented living quarters created a rich texture and scale on the facade reminiscent of naval decks and ladders."

Jurors were Thomas W. Ventulett III, FAIA, Georgia; Boone Powell, FAIA, Texas; and Phil Arcidi.

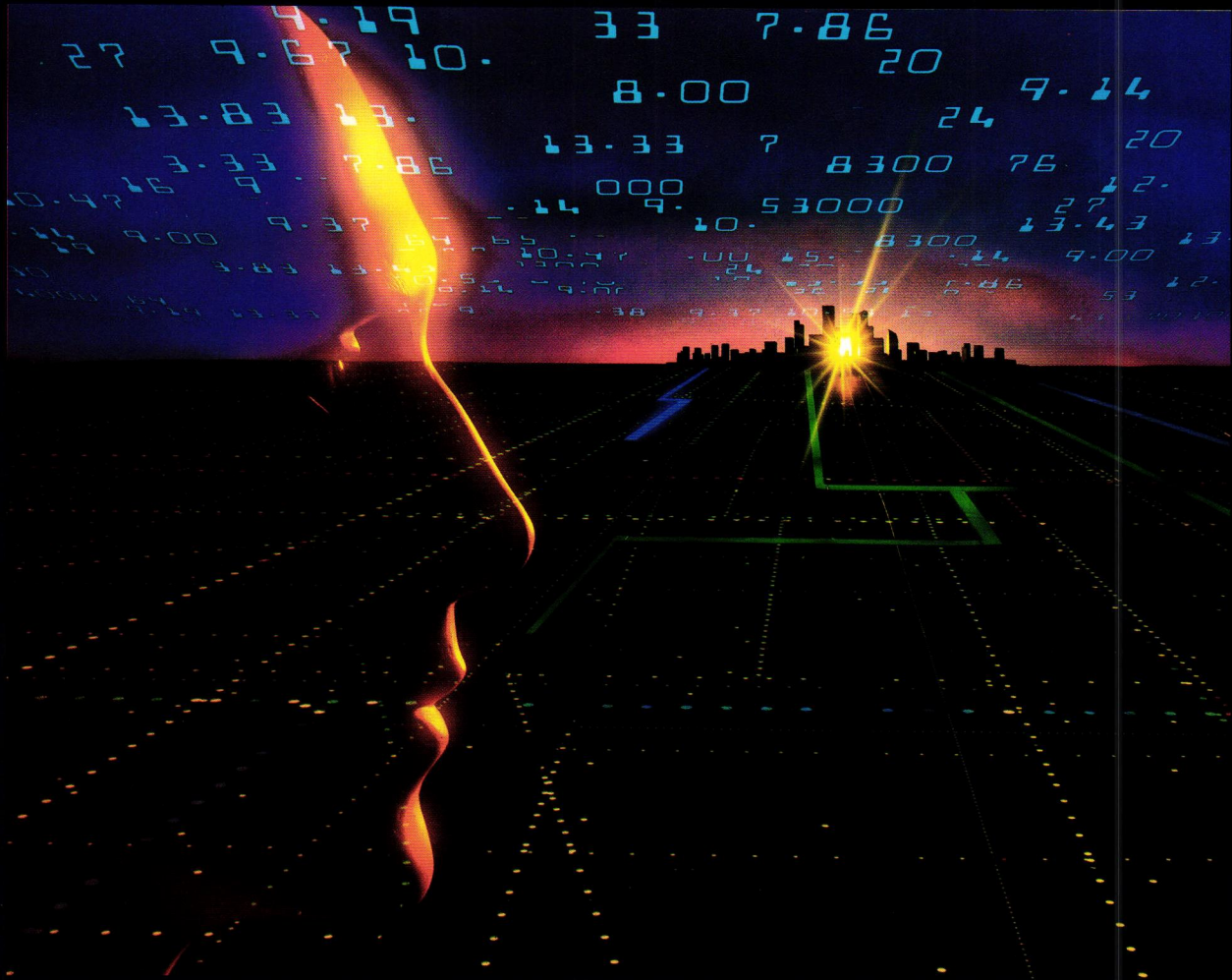
ARCHITECTS ON MAIN STREET

The California Main Street Program began selection in January for demonstration cities for the second year of a three-year project to revitalize small town downtowns. The project was developed by the National Trust for Historic Preservation and stresses incremental progress. Twenty-four states and 222 cities have initiated the program, which began in 1980 and boasts a 78 percent success rate in reversing the declining fortunes of downtowns.

The Main Street approach is a comprehensive program to rebuild and create a cohesive identity for economically and visually deteriorated downtowns. The program uses a four point approach: organization, promotion, design, and economic restructuring. Broad based public and private community support is needed to implement the program, which is funded locally and requires the hiring of a full time project manager.

The design element emphasizes identifying and rehabilitating historic commercial and public downtown buildings. A Main Street Architect from the California Office of Historic Preservation provides initial consultation, review, and

continued on page 11



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continued from page 9

facade design. Local architects with restoration experience are referred to building owners for any substantial renovations requiring permits, change of use, or plan-based remodeling. During the Main Street Program's first three months of design assistance, over 50 building owners requested consultation on building rehabilitation, façade design, historic preservation and signage, as well as city-wide issues such as streetscape improvements, maintenance, tax credits for rehabilitation, design guidelines, and historic districts.

Currently, six California demonstration cities are in their first year of the project: Fort Bragg, Petaluma, Sonoma, Porterville, Santa Paula, and Vista. Seven others have self-initiated programs: Alameda, Livermore, Grass Valley, Suisun City, Merced, Manteca, and San Luis Obispo. Second year demonstration cities will be announced in June.

Architects in small communities (population under 50,000) who feel the program can help their town should contact the Main Street Program, Department of Commerce, Sacramento, (916) 322-1398 for information, videotapes, slide shows, and speakers explaining the Main Street approach.

—Janice Pregliasco
Main Street Architect

FOUNDATION ESTABLISHES ARCHITECTURAL INSTITUTE

A research center for architecture and urbanism was established by the Skidmore, Owings & Merrill Foundation (SOMF). Leon Krier serves as director for the institute, which focuses on man's and society's growth and needs. Krier plans a series of symposia to further define the institute's role prior to the fall of 1987, when the institute will formally open. Particular emphasis is given to the creation of both physical visions of and societal strategies for architecture that are in sympathy with the ecology of human habitation. The institute will be located in the Charnley House in Chicago, designed by Frank Lloyd Wright in 1890.

To contribute suggestions about the institute's activities, write to Krier at SOMF, 33 West Monroe Street, Chicago, Illinois 60603.

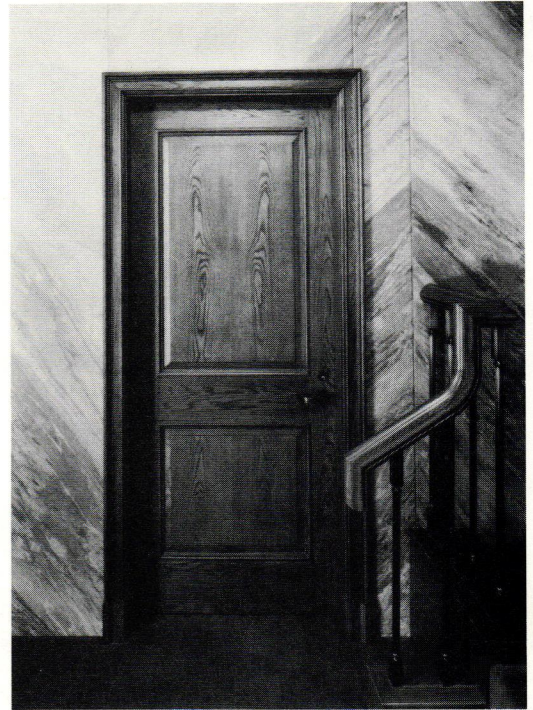
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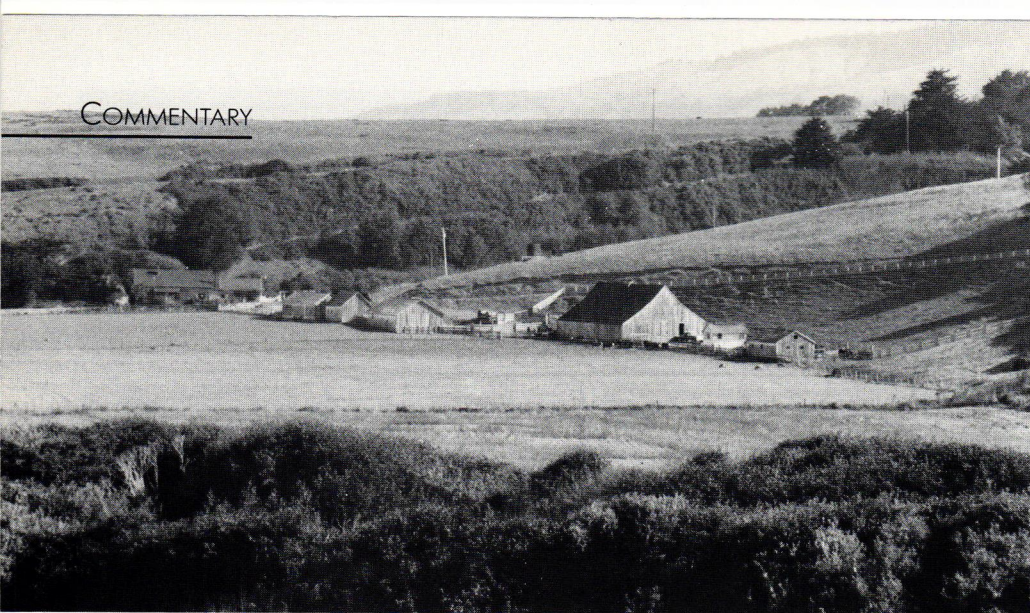
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Alder Creek ranch looking north from the Alder Creek bluffs.

The Real Ranch

IN PARTNERSHIP WITH THE
NATURAL WORLD

BY OBIE G. BOWMAN, AIA

Returning to Alder Creek Ranch after an absence of several years, I was deeply moved by what I saw: buildings of great integrity, with unpretentious beauty, and as artful as they were utilitarian. Buildings with a sense of belonging.

The eight ranch buildings are arranged in a row extending out from a wind-protecting ridge banded with vegetation along its lower half. The house, at the point of intersection, faces south and is obviously the heart of this partnership between ranch and nature. The house is no longer original: the roof is now composition shingles and most of the painted board siding has been covered with cedar shingles. Still, the progression from house to covered porches, to open decks, to lawns defined by picket fences and hedges, to pastures and outbuildings, to the meadows and ridges beyond, creates a richness of transition that is rare in today's building efforts. Ornamental trees and shrubs stand shoulder to shoulder with native willows and cypress in a landscape that would now seem incomplete should one exist without the other.

My admiration is not just another vote of praise for indigenous buildings, but rather a homage to their sometimes awesome ability to become a sympathetic, often inspiring, part of the natural land-

scape. These compositions are not the work of sensitive architects or land artists, but of ranchers armed with intuition, common sense, traditional know-how, and straightforward, genuine needs. Yet the real ranch out-performs all contemporary coastal architecture in just about any comparison: land relationship, integrity, form, spirit, economy. How can this be?

A direct comparison of the real ranch to today's rural subdivision is, of course, not fair. The real ranch has advantages: half a century of weathering, large land holdings, diversity of scale and function, no building agencies to satisfy. These advantages are significant, but not sufficient to explain the vivid buildings we see rising mercilessly around us. Our subdivision houses fall short even on their own terms. Not knowing better and not caring have become earmarks of the construction/design industry. Even most architects give up on their heartfelt instincts and draw what they think will be passed by building agencies with the least amount of aggravation. When faced with design review, they tack a couple of fashionable elements onto a box for "interest" and let it go at that.

Design committees usually limit themselves to reviewing projects in terms of their exterior, which perpetuates concern with exterior form ("interesting" form). The results are buildings that are skin deep, despite restrictions, philosophies, reviews, rejections, and re-reviews—

buildings that add to the pervasive, para-suburban character of most new rural developments. Some of these buildings superficially fit preconceived notions of building in harmony with nature and community. They have all the obvious trappings—weathered board siding, slanted shed roofs—haphazardly employed without organic reason or need.

Few architects have a substantial commitment to, or feeling for, the land. Most architects are more concerned with what they can take from, rather than what they can bring to, the environment. So their buildings lack a convincing sense of belonging. The abstraction, texture, color, and other visual characteristics that so engage architects and design review committees are secondary attributes to the issue. In spite of the physical trappings, if the building's creators do not embrace the land, neither will their buildings.

Our country has an incomparable heritage of vigorous, nature conscious, contextual architecture. H.H. Richardson, Louis Sullivan, and Frank Lloyd Wright were architects who loved the ideals of America and the idea of architecture as an integral part of the larger setting. But since Wright, there has not been an American architect of similar stature who has professed or upheld these values. The time is ripe for such an architect to take his place.

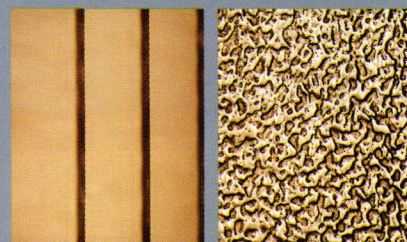
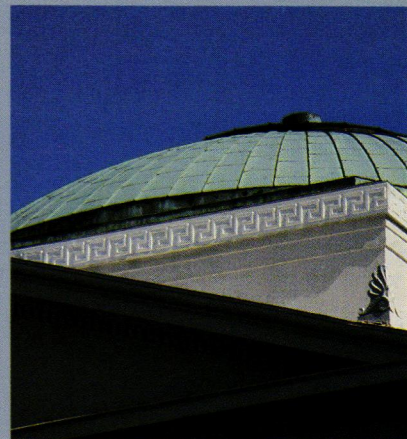
The best architecture is site- and people-sensitive, self inspired, and the outgrowth of a long and committed effort. When land is considered merely as a commodity, and buildings essentially as place holders, the relationship between them approaches the inconsequential. If man's goal is to live the best, fullest life possible, then architects should uphold the highest of man's values and aspirations, using the best that culture and technology can contribute, ever mindful of our partnership with the natural world.

There may be few compelling reasons (other than aesthetic) to physically blend into the land, but there is every reason to love the land, respect it, and understand our relationship to it. Architecture should not be mere surface manipulation, but rather a synthesis and expression of man's relationship to himself, his fellow man, and the natural world.

Obie G. Bowman, AIA has a firm located at The Sea Ranch. His practice emphasizes the relationship between buildings and nature.



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Shelter for the Dispossessed



BY SALLY WOODBRIDGE

Every year the United Nations General Assembly adopts a global problem as a theme to give those concerned a chance to express their feelings and offer solutions. This year's theme, "Shelter for the Homeless," is particularly appropriate for architects. This article gives a brief description of the forces that have caused the largest homeless population this country has ever experienced, and how those forces impact the practice of architecture in California. The projects that accompany the text present a range of solutions: low-income housing projects for the elderly and handicapped that represent the last area of federal funding; several projects for the homeless that revive a benighted building type, the Single Room Occupancy Hotel (SRO); emergency shelters, one a prototype designed in a charrette sponsored by The American Institute of Architects/San Francisco Chapter; and community design centers that enable architects to participate directly in the redesign of low-income communities. The extent and quality of work being done in this beleaguered area may come as a cheerful surprise, if such a word can be used in connection with this sad and terrible subject.

To anyone who lives in a California city, major or minor, the presence of homeless people living on the streets has become familiar. Yet this growing population is no longer the familiar one stereotyped long ago as single men on the skids. This population includes women and children, the physically and mentally disabled, veterans, alcoholics, the so-called substance-abusers, and the "new poor" or blue-collar workers who lack the skills to enter the post-industrial job market.

Estimates of the number of the nation's homeless range from one-half million to two million; over 33 million people in the United States who fall below the poverty line are precariously close to joining those already homeless. Despite what the Reagan Administration spokespeople say, this is not a local problem; nor is it caused by a stationary population. In fact, many homeless people are bi-coastal; they follow the sun. This tendency has made Los Angeles County the state's—and one of the nation's—headquarters for the homeless. "I don't know where they come from," says Andy Raubeson, Director of Los Angeles' Single Room Occupancy Corporation, "but there are more and more of them in the wintertime."

Overall, the numbers are growing. California's homeless population is estimated at 100,000. In

Los Angeles County the estimate runs from 25,000 to 45,000; in San Francisco, between 5,000 and 10,000 people are homeless every night.

DEVELOPMENT DISPLACES LOW-INCOME HOUSING

Obviously, a lack of housing for people with low incomes produces homeless people. Outstanding among the reasons for this lack is the retreat—some would call it a rout—of the federal government from the housing field. Gone are the various HUD programs under which communities built housing for those who could not afford the private market. Only Section 202 of the 1974 Housing and Community Development Act, under which construction for the elderly and the handicapped may be subsidized, remains. Although funding through Section 202 has been greatly reduced, it continues because the growing population of elderly people is a political force in this country.

Ironically, the revitalization of center cities is

"Homelessness can happen to anyone—me, for example. I tried to use my feelings about being homeless as a basis for the design."

—Christopher Alexander



a major cause of homelessness. To clear a path for new development, cities have either sponsored through redevelopment programs or encouraged through various incentives the destruction of the moderate-sized, older, single room occupancy hotels that housed a large percent of the urban poor. San Francisco's North of Market Planning Coalition just finished a preliminary report for the San Francisco Housing and Tenants Council entitled "The Story Behind San Francisco's Shrinking Housing Supply." Among the report's findings is the loss of 17,190 units of rental housing from 1975 to 1985. Most of these units were in residential

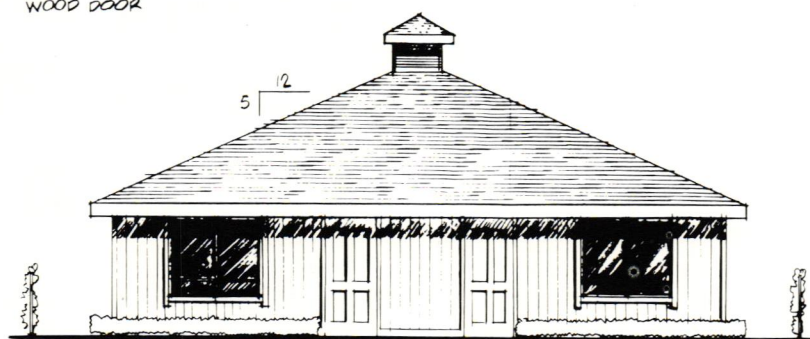




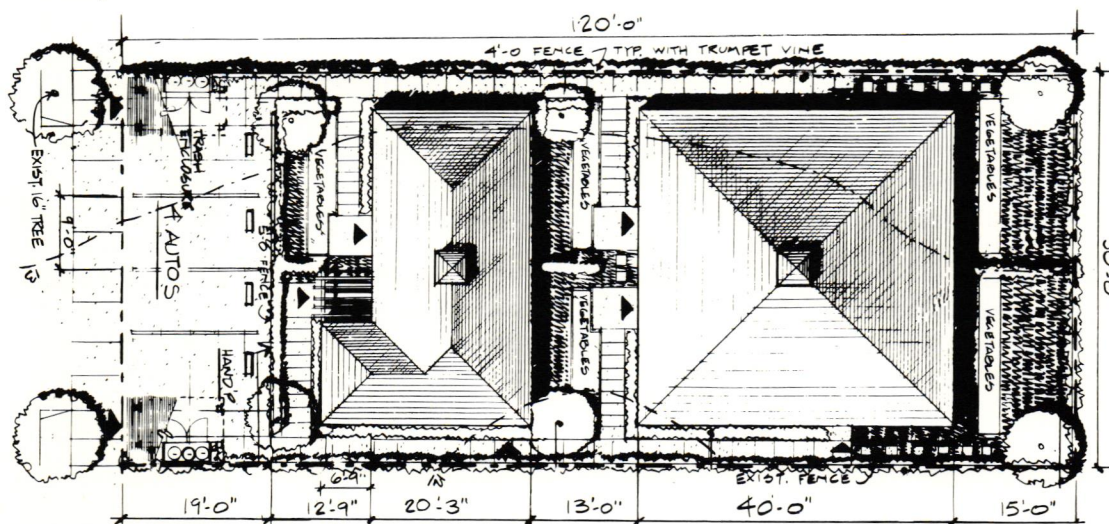
Street Elevation



Building No. 1—Southeast



Building No. 2—Southeast



BEE STREET HOUSING FOR THE ELDERLY SAUSALITO

HIRSHEN GAMMILL TRUMBO
ARCHITECTS

Sausalito is a charming seaside town of great physical beauty and conspicuous affluence. Realizing that low-income people often face a greater challenge for survival in affluent communities than they do where the gap between rich and poor is less apparent, local citizens banded together to form a nonprofit housing corporation to respond to the needs of the low-income elderly. The city supplied the land—an old corporation yard—and created a new housing ordinance specifically tailored to the elderly. The ordinance allowed higher density and less provision for parking.

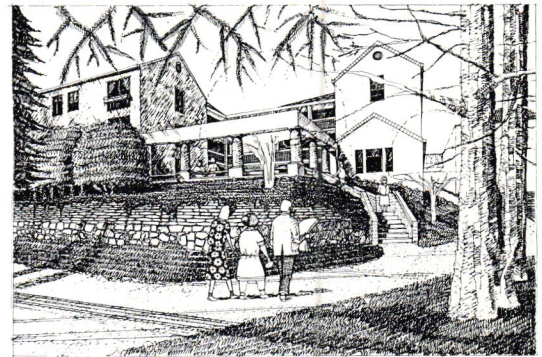
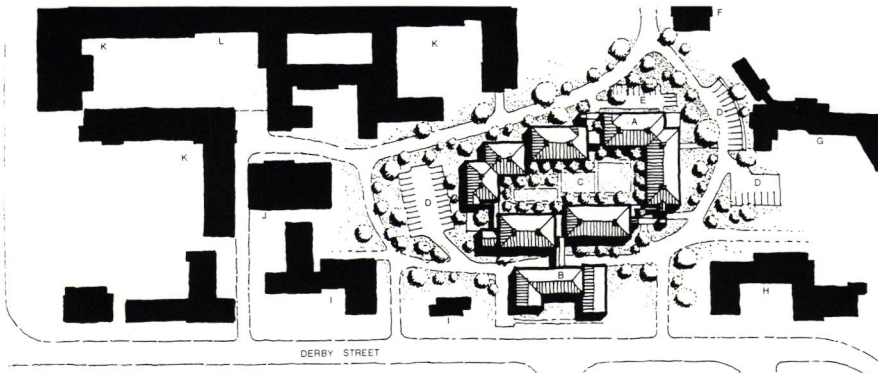
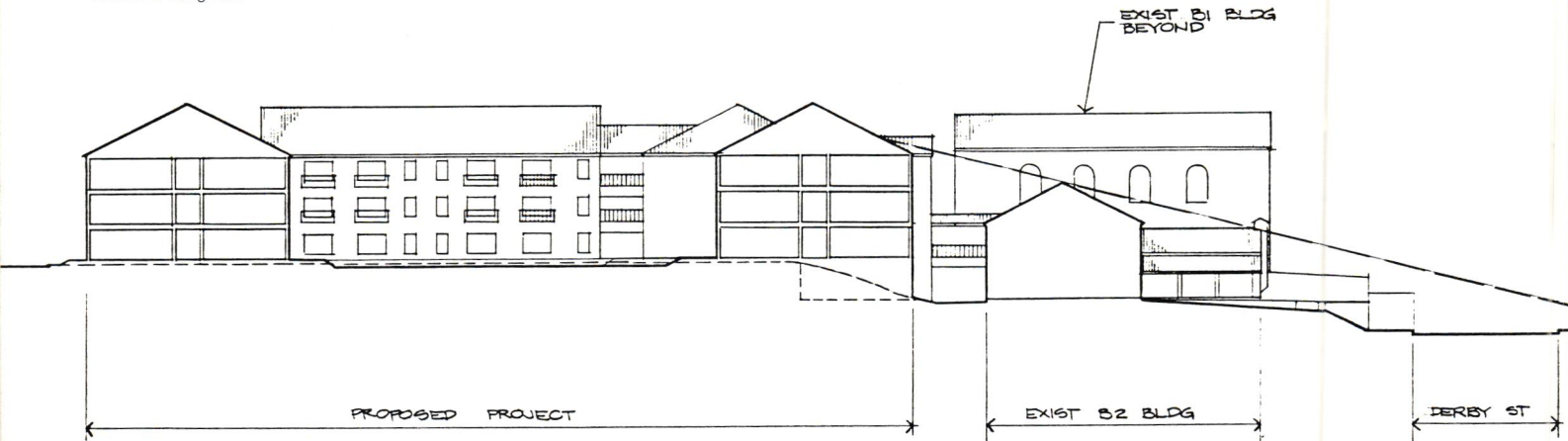
Facing page

WOOLF HOUSE SAN FRANCISCO

ROBERT HERMAN ASSOCIATES

This subsidized housing development for the elderly was the first of four buildings to be built for people displaced by the redevelopment of Yerba Buena Center. The form retains the identity of San Francisco housing types. The interior plan is unconventional. Apartments are rotated 45 degrees to the streets, increasing the duration of sunlight, relating walls continuously with bay windows, and providing considerable lateral movement within the units. All 182 apartments accommodate wheelchair clearances.

Section looking east



REDWOOD GARDENS COOPERATIVE HOUSING BERKELEY

HIRSHEN GAMMILL TRUMBO
ARCHITECTS

This project demonstrates the successful introduction of new housing for the elderly into an historically significant campus of buildings. The 169 unit project is organized as cooperative housing and will be tenant managed by the parent organization, Cooperative Services Inc. of Detroit, Michigan. Associate architect was H. Quinn Meyers.

"It's as though HUD wants to make it clear that these projects are for the poor. If you want to rescue the design from being stigmatized, you have to find other sources of money."

—John Mutlow, AIA

REMOVING THE STIGMA OF POVERTY

John Mutlow, AIA, of the Mutlow Dimster Partnership, designs some of the state's most attractive housing for low-income elderly. Mutlow's projects reflect regional architectural traditions. "The courtyard plan is the most reasonable way to build in southern California," he says. "Courtyards generate social activity and promote safety through easy surveillance—both very important in housing for elderly people. It is good for the residents of these projects to get out of their units in an outside living area that doesn't belong to the street. Also, the courtyard plan can be varied to suit different sites."

In the past, Mutlow also has found ways to vary the box form of HUD-funded projects by stepping the walls and providing balconies. But now that "cost containment" has become a major element of the Section 202 program, balconies and other "liveability features" are out. Buildings can no longer be stepped. "It's as though the agency wants to make it clear that these projects are for the poor," Mutlow says. "If you want to rescue the design from being stigmatized, you have to find other sources of money. For instance, the Los Angeles

Community Redevelopment Agency paid for the balconies and other humanizing features at Yorkshire Terrace."

Sometimes luck intervenes. Hirshen Gammill Trumbo's Redwood Gardens Cooperative Housing for the elderly was mandated by the City of Berkeley for the former site of the California Institute for the Deaf and Blind, largely developed by the University of California, Berkeley, as student housing. Because the site is a city landmark and listed on the National Register of Historic Places, the project had to be architecturally compatible with the older buildings. The latter were built in a strong, simplified Spanish Mission style with cream-colored, board-form concrete walls and red-tile roofs. Buildings and arcades form courtyards. Overall, the site is one of the most pleasantly planned imaginable. The new buildings for the elderly are stucco, colored to match the existing ones, and also sited around a courtyard. The requirement for historical compatibility resulted in a host of enriching details and services not usually found in non-profit properties, including an on-site recreational facility with a heated swimming pool.



VICTOR BUDNIK

TRANSITIONAL HOUSING

The problems of one group of homeless people are compounded by the fact that they were formerly institutionalized. Beginning in the 1950s, a reactive movement to conditions in state mental institutions had the humane goal of doing away with human warehouses and, instead, housing patients in small residences served by community-based mental health centers. But only 717 of the projected 2,000 residences were funded and built. This spectacular failure of public policy has put about 400,000 mentally ill people on the streets in the last 30 years. Support services for them are woefully inadequate. The public reaction to these people, who may behave erratically or talk to themselves and others in threatening ways, ranges from compassion to alarm and revulsion.

Most of the people who are categorized as having chronic mental health problems are far from a public menace. Their problems lie in coping with life in practical ways. The East Bay Transitional Homes' Humphrey-Lane Housing project in Oakland by Lyndon/Buchanan Associates is a small-scale development for such people. This is the organization's first

all-new project; the others have been rehabilitations of older buildings. Residents stay here for one to two years and then move on to conventional housing. Most have part-time jobs. An important aspect of this project is that the neighborhood strongly endorses the project in contrast to the usual negative reaction of people confronted with the possibility of living next door to such a facility.

HUMPHREY-LANE HOUSING OAKLAND

LYNDON/BUCHANAN ASSOCIATES

Two extremely simple, two story, wood frame, six bedroom group living houses form a shared courtyard that also serves as an entry. The common areas focus onto the courtyard and look out to the surrounding residential community. At the second level an expanded hall for casual seating also overlooks the court. Two bedrooms share a bath at the first level, while paired bedrooms share common bath facilities at the second level. These houses display the architect's concern for planning interior spaces to afford the maximum engagement with private outdoor space.



BOB WARE

DOWNTOWN WOMEN'S CENTER LOS ANGELES

BRENDA LEVIN & ASSOCIATES

The residence is the second phase of development of the Downtown Women's Center, a nonprofit organization that opened a daytime facility in 1978 to serve elderly and psychologically disabled women. An existing concrete-frame building was gutted, and the three floors were re-planned as a 48 room residential hotel. The central concern was to foster a sense of dignity and self-reliance in the residents, who had spent their lives alternating between institutions and skid row hotels. By giving each unit a gable roof, a porch light, a mail box, and a vinyl "door mat," the architect created the feeling of a village on each floor. The corridors are "lanes" that lead to the units, the communal kitchens, and the lounge. Windows in the lounge provide natural light for the corridors. Every effort was made to de-institutionalize the setting. The Women's Center Residence got a sympathetic response from many quarters. The HVAC contractor independently raised over \$12,000 in support for the project from vendors and associates. Local unions provided apprentices on a volunteer basis throughout the initial phases of construction. Although the rental rates range from \$135 to \$155 a month, compared to \$250 per month for the average skid row hotel, the management anticipates that the residence will be self-supporting through the rental income from residents, most of whom receive some form of public assistance.

SINGLE ROOM OCCUPANCY HOTELS

Rehabilitation of SRO hotels is the largest program now in progress to relieve the center city housing crisis. Although affordable SRO development clearly cannot happen without direct or indirect subsidy, there are no actual rent subsidy programs for SROs. In lieu of such programs, packages of public grants, low-interest loans, donations of city-owned buildings, and creative planning have financed what work has been done.

San Francisco has the longest record of action in the SRO rehabilitation field. In the Tenderloin district, nonprofit organizations now own a total of 3,000 low-income units, as opposed to 300 ten years ago. Brad Paul, executive director of the North of Market Planning Coalition in San Francisco, regards architects as vital to the SRO rehabilitation program. "The stereotypical image of the SRO hotel is that of a flop house," he says. "We need architects to deal with these buildings in ways that will correct that image."

In Los Angeles, Andy Raubeson heads the Single Room Occupancy Corporation, established by the Los Angeles Central Redevelopment Agency in 1984. The organization currently has four hotels open and occupied, and plans to add to its stock. One of these, the Florence Hotel, was substantially rehabilitated by the Urban Innovations Group headed by Rex Lotery, FAIA. The only actual redesign of

the building was the creation of a community lounge and kitchen in addition to a manager's apartment on the ground floor. Since the SRO Corporation now oversees a newly created neighborhood park next to the hotel, windows, set in what was formerly a closed side wall, open onto this oasis in an otherwise barren wasteland. Lotery comments, "Although the work we did is not architecturally glamorous, it is socially rewarding. We have acquired considerable skills in the planning and resolving of building techniques for rehabilitation of these kinds of structures."

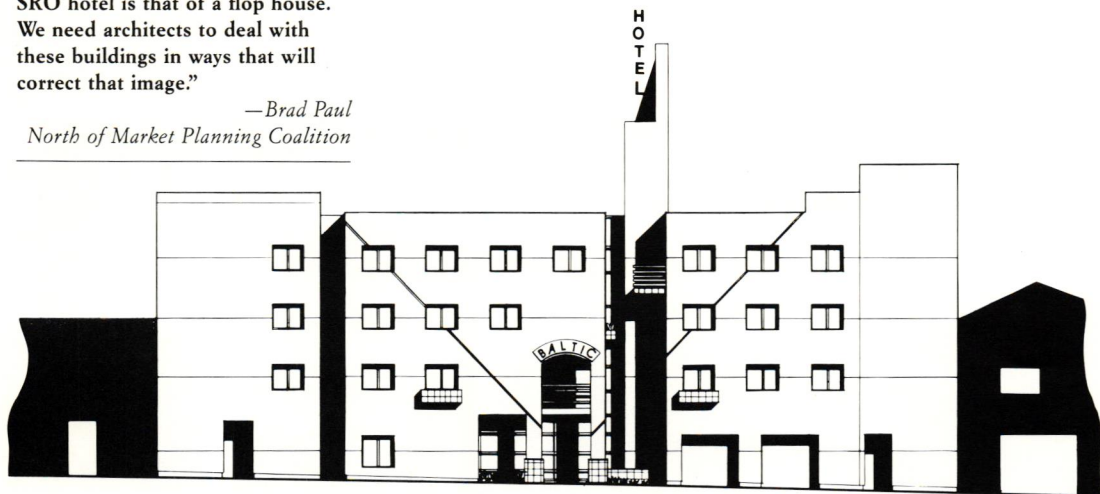
Raubeson brought with him from his previous experience with the Burnside Consortium in Portland, Oregon, a solid background in neighborhood rehabilitation focused on the SRO hotel as the basic social unit. A strong believer in good rules and good management, he heads what is now the best funded program in the state. Surveying his beleaguered turf, L.A.'s sizeable skid row, Raubeson says he plans to restore 6,000 units of SRO housing before he is through. Even so, that will be 1,000 units short of what was lost in the past 10 years.

One of the most heartening projects in the SRO field is in the Downtown Women's Center Residence, a 48 room hotel in Los Angeles for skid row women who suffer chronic mental illness. It is the first and only such facility for women in the state. Jill Halverson, the executive director, is a long time social worker who opened the Center as a day-care facility eight

"The stereotypical image of the SRO hotel is that of a flop house. We need architects to deal with these buildings in ways that will correct that image."

—Brad Paul

North of Market Planning Coalition



BALTIC INN SAN DIEGO

ROB WELLINGTON QUIGLEY, AIA

This is the first new SRO to be built in San Diego in the last 50 years. Built of economical Type V construction and sheathed in stucco, the simple building form is enlivened with colors and tile at the front entry porch. A tower topped with a neon sculpture helps give the building a special identity and carries on San Diego's tower tradition. A small front porch at street level and a second level porch above the arched entry provide the "inhabited street presence" so often missing from minimal urban structures. Each 10' x 12' room features a standardized built-in wall unit containing a water closet, lavatory, storage closet, refrigerator, and television. Common showers are located on each floor.

FLORENCE HOTEL LOS ANGELES

URBAN INNOVATIONS GROUP

Extensive structural work was required to bring the Florence Hotel, built in 1911, into conformance with Los Angeles' seismic safety code. The rehabilitation work also included full code compliance, renovation of the electrical, plumbing, and heating systems, individual room renovation, the design of public spaces for tenants, and facade improvements. Rex Lotery, FAIA describes the goal as "cost-effective intervention." This process involves cleaning and patching, re-laying floors, adding access ramps, installing a sprinkler system in the rooms, and increasing the number of bathroom and toilet fixtures. The cost was about \$40 per square foot, much less than that of a new building.

years ago. An indefatigable fund raiser, Halverson put together contributions ranging from \$10 from a senior citizen on a fixed income to \$150,000 from a major corporation. Although no public money was used on the project, the commitment of a CRA loan was used to leverage private dollars. Halverson's vision of a homelike residence, where women who had been institutionalized much of their lives could have the dignity that comes from personal responsibility, was admirably implemented by her architects, Brenda Levin and Associates. The project has been so successful that it is now a model for others in Santa Ana and Fresno, as well as an inspiration to organizations elsewhere in the country.

In San Diego, the B.M.W. Group (not to be confused with the automobile), which has been rehabilitating downtown hotels, hired Rob Quigley, AIA to design the Baltic Inn, a new SRO hotel. The four-story, wood-frame building now nearing completion will have 209 units. The B.M.W. Group expects to turn a profit on its hotels in the long run, even at below market rents.

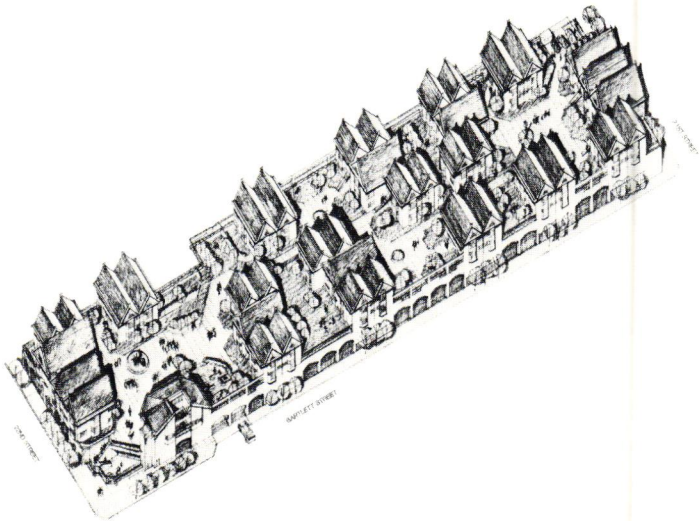




CASA DE LA RAZA SAN FRANCISCO

HARDISON KOMATSU IVELICH
& TUCKER

An intimate, village-like streetscape is created atop a city parking garage in this inspired cooperative effort between the client (La Raza En Accion), neighborhood merchants and residents, the City Parking Authority, the California Housing Finance Agency, and the U.S. Department of Housing and Urban Development. The structure upon which the housing and landscaping sit was constructed as part of the housing development and is a post-tensioned concrete slab and beam deck built on the existing concrete columns of the garage below. The architect worked with Conrad Associates, engineers for the underlying garage, to provide the necessary foundation and column extensions.



COMMUNITY DESIGN

If architects cannot expect, at present, to build up a substantial practice in designing housing for the poor and homeless, how can they assist a cause that needs their services?

One type of organization where an architect volunteers professional services is the community design center. San Francisco's Asian Neighborhood Design (AND) center, founded as a volunteer organization by University of California, Berkeley students in 1973, has grown into a tri-part organization. Its three components are architecture and construction, housing advisory service, and employment and training. The last component trains youth in cabinetmaking and, to a limited extent, in construction.

AND's strongest ties have been with the Chinatown Community Housing Corporation (CCHC), although now it also has projects in the Tenderloin. Like other community-based housing corporations, CCHC's efforts are varied and unconventional. Projects include acquiring buildings to remove them from the speculative market, rehabilitating condemned or abandoned buildings, assisting private owners to preserve low-income housing, and assuming the management of both housing and commercial spaces. The Swiss American Hotel rehabilitation by AND took a virtually abandoned hotel in North Beach and renovated it to house 65 tenants from the neighborhood.

While community design centers have benefited from technical services donated by archi-

fects who are moved by the plight of the poor and homeless, other efforts recently have been made through universities and the AIA. The American Institute of Architects/San Francisco Chapter held a workshop/charrette to develop a design prototype for an emergency shelter for 40 to 60 people. The goal was to design a low cost, low maintenance, modular sleeping facility that would be relocatable. The decision to use trailers both satisfied the guidelines and, because trailers are regulated differently from buildings, circumvented some sticky wickets such as the requirements for use permits. The trailers (which are widely used on construction sites for temporary housing) make possible a flexible site plan. They are also washable, vandal resistant, and can be opened up with skylights. Robert Herman, AIA and David Burness, AIA, co-chairmen of the Chapter's Housing Committee, were gratified by the unusually energetic response to the workshop program. If all goes well, the project may become a reality. A major provider of shelter to the homeless in San Francisco may be able, with the city's help, to put the trailer scheme in place on a vacant lot.

Necessity continues to spawn invention in response to the critical housing shortage. A recent project designed by the San Francisco firm of Hardison Komatsu Ivelich & Tucker for La Raza En Accion develops the air rights above a half-block of city parking garage in the heart of the city's Mission District into 51 residential units of subsidized family housing. Putting housing on top of parking garages is something that architects have talked about for years, yet never managed to do. This novel project is a model for a new direction for infill housing.

The global housing crisis identified by the United Nations is one that architects are especially qualified to help solve. It is also one that architects will have to reach out to; the actual clients will not come to the architect check-in-hand. But the worsening situation will give architects a chance to hone their skills and make the most of the design challenges inherent in low-budget projects. As the architecture on the preceding pages shows, the design of shelter for society's dispossessed remains a testing ground for innovative architects.

Sally Woodbridge is an architecture historian and freelance writer located in Berkeley. She is west coast corresponding editor for Progressive Architecture and a frequent contributor to Architecture California. Her recent book, San Francisco, The Guide, was published in cooperation with the AIA/San Francisco Chapter.

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SWISS AMERICAN HOTEL SAN FRANCISCO

ASIAN NEIGHBORHOOD DESIGN

A prime location for residents of the Chinatown/North Beach neighborhood, this hotel stood virtually vacant for a number of years. Prior to renovation, the hotel was under condemnation; renovation was implemented by the new owner, the Chinese Community Housing Corporation, a nonprofit organization. Although never glamorous, the Swiss American offered the kinds of proportions, moldings, and other architectural details that are too expensive to put into today's low-budget new buildings. The architects considered themselves fortunate to have a pleasantly scaled stair hall with an existing skylight. As in many such rehabilitation projects, color was a major design tool. But the skill with which the designers enlivened the long corridors with skylights and small but inviting seating alcoves near the telephones is particularly commendable. Since individual rooms originally had no closets, modular storage units incorporating hanging and shelf space, and space for an individual refrigerator unit, were built into 65 single room occupancy units. An array of funding sources included the Savings Association Mortgage Company, Inc.; State of California Department of Housing and Community Development Special User Housing Rehabilitation Program; City and County of San Francisco Community Development Block Grant's Site Acquisition and Community Housing Rehabilitation Programs; and the Low Income Housing Fund. Architect Harry Wong Leong and Lindsey Jang designed the project under the supervision of R. Thomas Jones, AND's director of architecture.

CLARIFYING THE MODERN MOVEMENT

I congratulate you for bringing forth the wonderful article, "Idiom of the Fifties," by Shelly Kappe in the November/December 1986 issue. The article was obviously done with the care, love and knowledge which is absent in so many publications in our field these days. It also (I believe) clarified many misunderstandings about the modern movement in California.

Also, being a foreigner, I hold this particular period in architecture close to my heart because it was a great source of identification with Los Angeles when I arrived in the early 1960s.

— Tony Morera, AIA
Los Angeles

THE LAST GREAT AGE OF ARCHITECTURE

It was with great pleasure that I reviewed your September/October issue featuring architecture in the Palm Springs area, particularly the outstanding examples produced during the 1920s, '30s and early '40s when I enjoyed my greatest activity in practice—they were happy years! I intimately knew the great architects whose fine work you published and I was both surprised and blessed to see how much of it had been photographically preserved.

In general, it has been both surprising and disappointing to find the scarcity of records of much of the great architecture produced during those years by some of California's fine architects. In the post-World War II expansion of southern California's residential and commercial areas, many great masterpieces were lost by demolition. Scores of fine residences were replaced by mediocre apartment buildings. Most of the great architects of those years left no records of their works; outstanding architects such as Robert Farquhar, Dave Allison, Gordon Kaufman, Myron Hunt, Carleton Winslow, Roland Coate, Wallace Neff, George Washington Smith, and many others.

For some time, at the request of the University of California, I have been engaged in writing my memoirs, which are presently being edited for publication. I wrote from memory because, when I

retired in 1958, I disposed of all my records due to the bulk and problems of storage. I lost all record of the 11 honor awards received from the Southern California Chapter, as well as the photographs of other buildings that had received awards from the Architectural League of New York, *House Beautiful*, *Better Homes in America*, etc. Writing from memory at first seemed a hopeless task, but with time and concentration it was surprising how much I was able to recall of the fine architects and their great works, episodes and events in the architectural scene of those years.

I am astonished at times to see the structures that receive present-day honor awards! Many of them bring to mind my beloved friend Carleton Winslow, associate of Bertram Goodhue and co-author of much of their great work. Carl represented Alphonso Bell in the planning of Bel Air Estates, and served as head of the Architectural Advisory Committee, of which I was a member. Carl was a purist in the traditional architecture of those days, but he was also very conscientious. Most of the house designs we had to approve were excellent and by fine architects, but as time went on we occasionally received one of "modern" or "contemporary" character. On such occasions Carl would decline to vote and left it up to the others on the committee. Few of these designs were extremely "modern" so we were able to resolve the matter by discussion with the owners and architects, most of whom we found very cooperative. However, when a very extreme design was submitted, Carl was baffled. In anguish he would exclaim: "How can I honestly appraise this design when I can not understand it? It is completely beyond my comprehension!"

I understand his consternation when I see some of the works receiving present-day honor awards! I regret that I am not very happy in what I see in most of the architecture of today. Since World War II, in my opinion, the character and quality of modern architecture has been in a steady decline despite the contributions of great architects such as Frank Lloyd Wright, Eliel Saarinen, Mies van der Rohe, Walter Gropius, Edward Dural Stone and others.

Some of the most interesting structures, those which adhere to the concept that "form follows function," have been designed by structural and industrial en-

gineers, not architects: a number of atomic energy power plants; freeway structures with their interesting intersections, overpasses, on-ramps and off-ramps; lovely bridges, such as the Golden Gate Bridge; many reclamation dams, specialized industrial plants, and grain elevators. There have been many fine office buildings and hotels designed by a few fine architects, but the greatest percent have been mediocre, some of them downright ugly. However, the assembly or grouping of them in the central areas of most large cities has been very impressive. Basically the tall office building has been more of a structural engineering problem than an architectural problem, and many such buildings that conform closely to the structural framework have been very successful.

Architecture has, like everything else, become big business. The highly professional, ethical and close relationship with clients that characterized and motivated the profession for countless years seems to be a thing of the past. The most important projects these days seem to be planned and developed by large organizations. Very often the identity of the architect is obscure, such as ABC Architects Inc. or XYZ Architects Associated. In many cases, investigation discloses that, while they may be certified architects, they are actually little more than draftsmen in the employ of large development organizations and they have little voice in the essentials of planning and supervision.

So I cannot escape the feeling that we have seen our last age of great architecture. For 50 years we have been getting more deeply into a scientific-electronic-space development age, recently at an accelerated pace. The great creative thought and expression that for ages was devoted to architecture, the fine arts and the performing arts is now centered on this scientific-electronic computer development and in medical research and development. Great craftsmanship also has become a thing of the past. The hands that once produced great sculpture, mosaics, painting and exquisite jewelry are now performing great miracles in surgery, electronics, computerization and space development. We will never see another da Vinci, Michelangelo, or Cellini.

—H. Roy Kelly, FAIA
Pasadena

What's the difference between a roof window and a skylight?

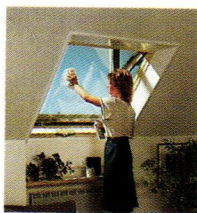


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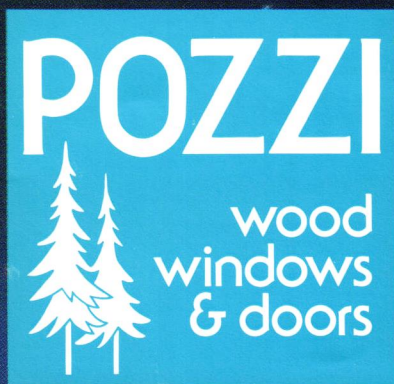
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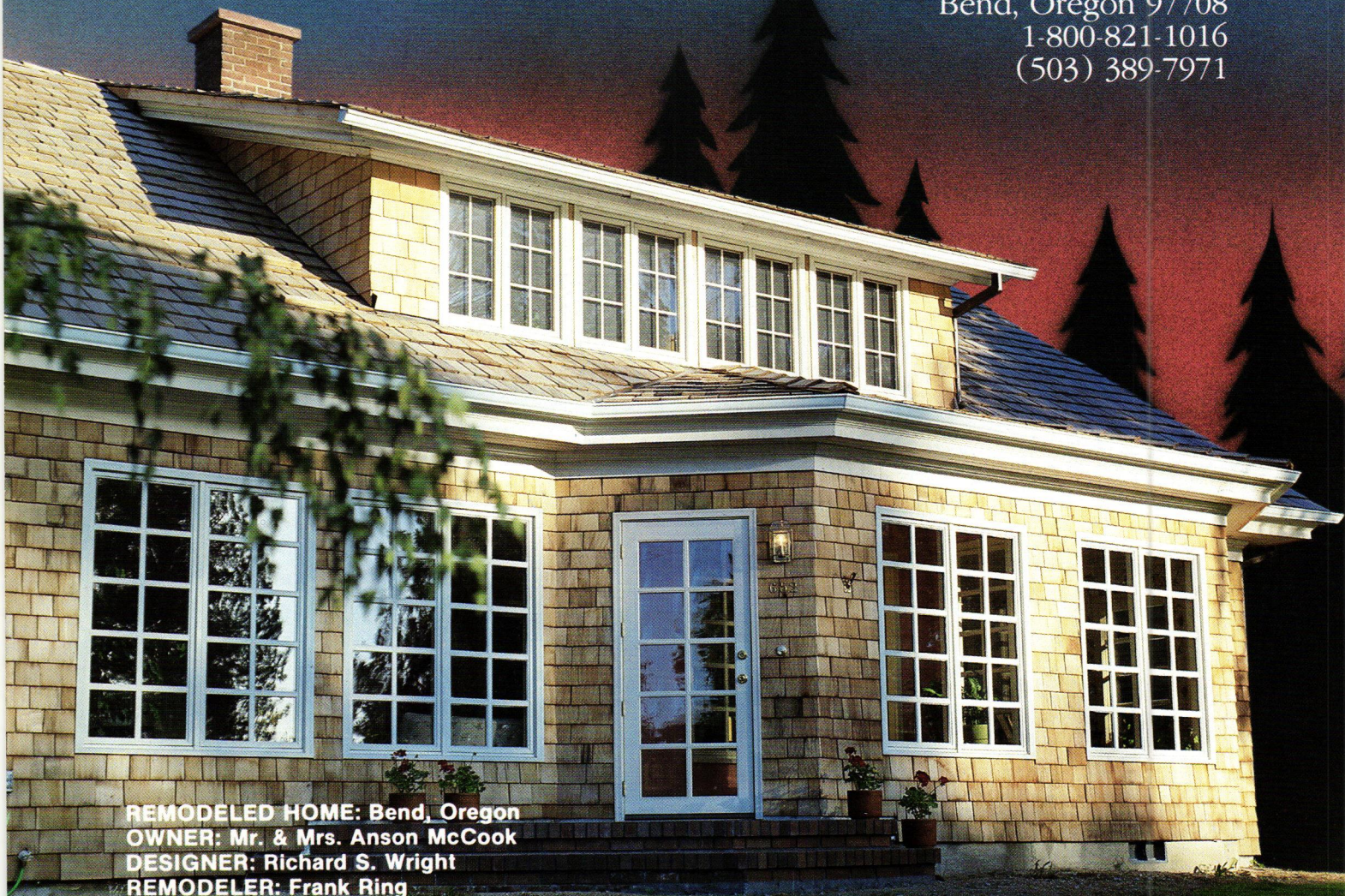
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NEWS

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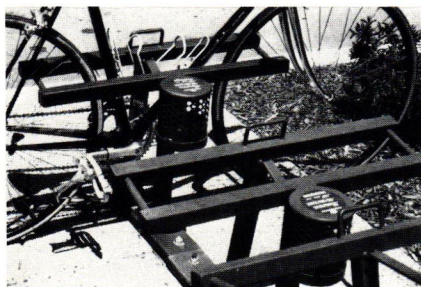
to provide maintenance.

As public support for keeping the pier builds, those involved also are debating whether to restore or totally replace the structure. Options include spending \$1.5 million for conventional work on the pier foundation, exploring an experimental mode of restoration for the same price, or replacing it for a price tag of \$4 million. Restoration would include repair of the pier foundation, which has been rusted by salt water.

The Manhattan Beach City Council has asked the state to restore the pier, Robinson said, but the state has not set a target date for making a decision. Although the pier is structurally sound, Robinson said if a decision is not made soon, the pier will continue to deteriorate and eventually collapse during a winter storm.

Pier Pressure is a subsidiary of the Manhattan Beach Historical Society, a nonprofit corporation. The group's activities are financed by donations, with all funds administered by the historical society. For further information, contact Robinson at (213) 374-3737.

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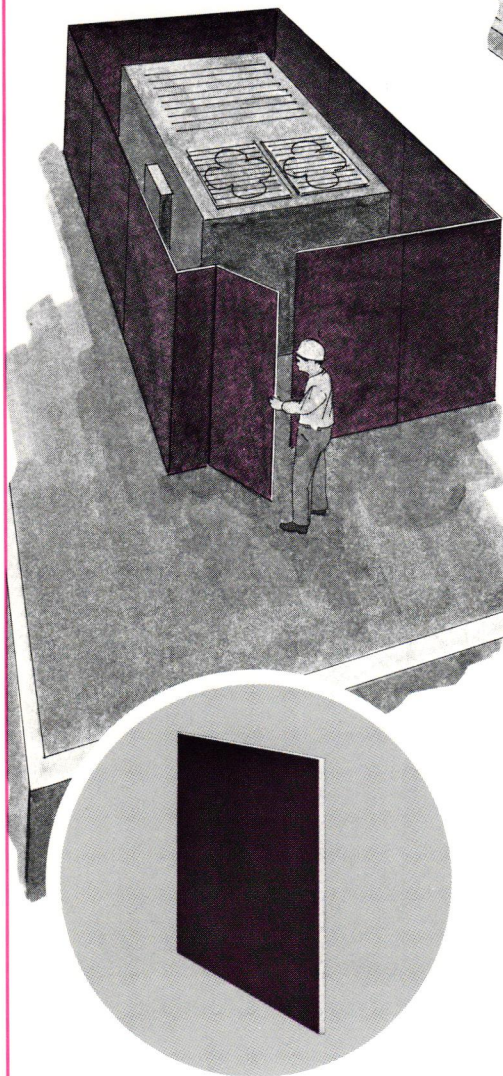
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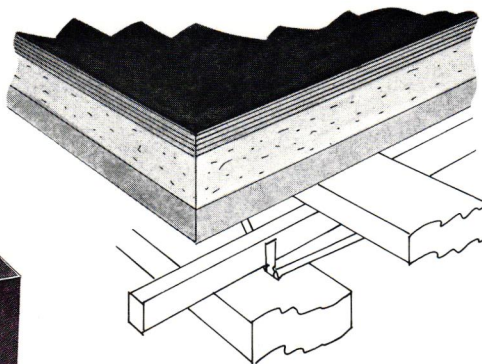
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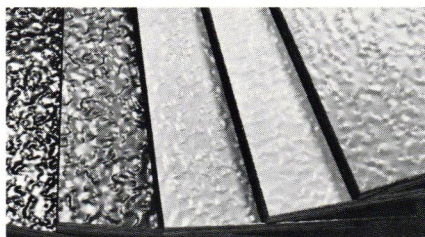
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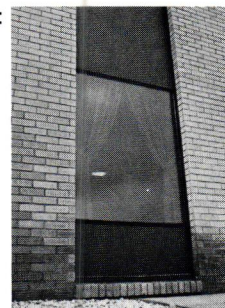
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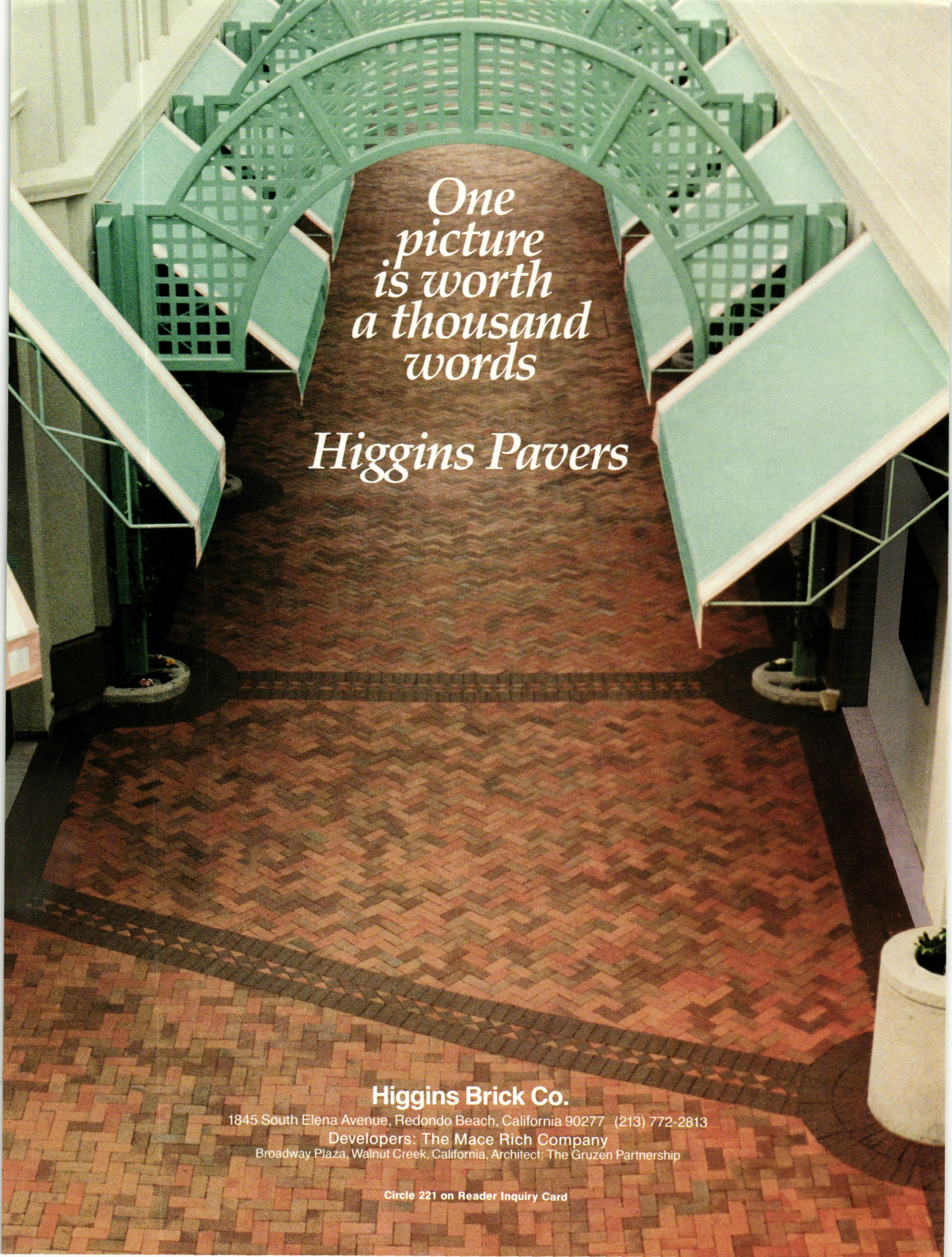
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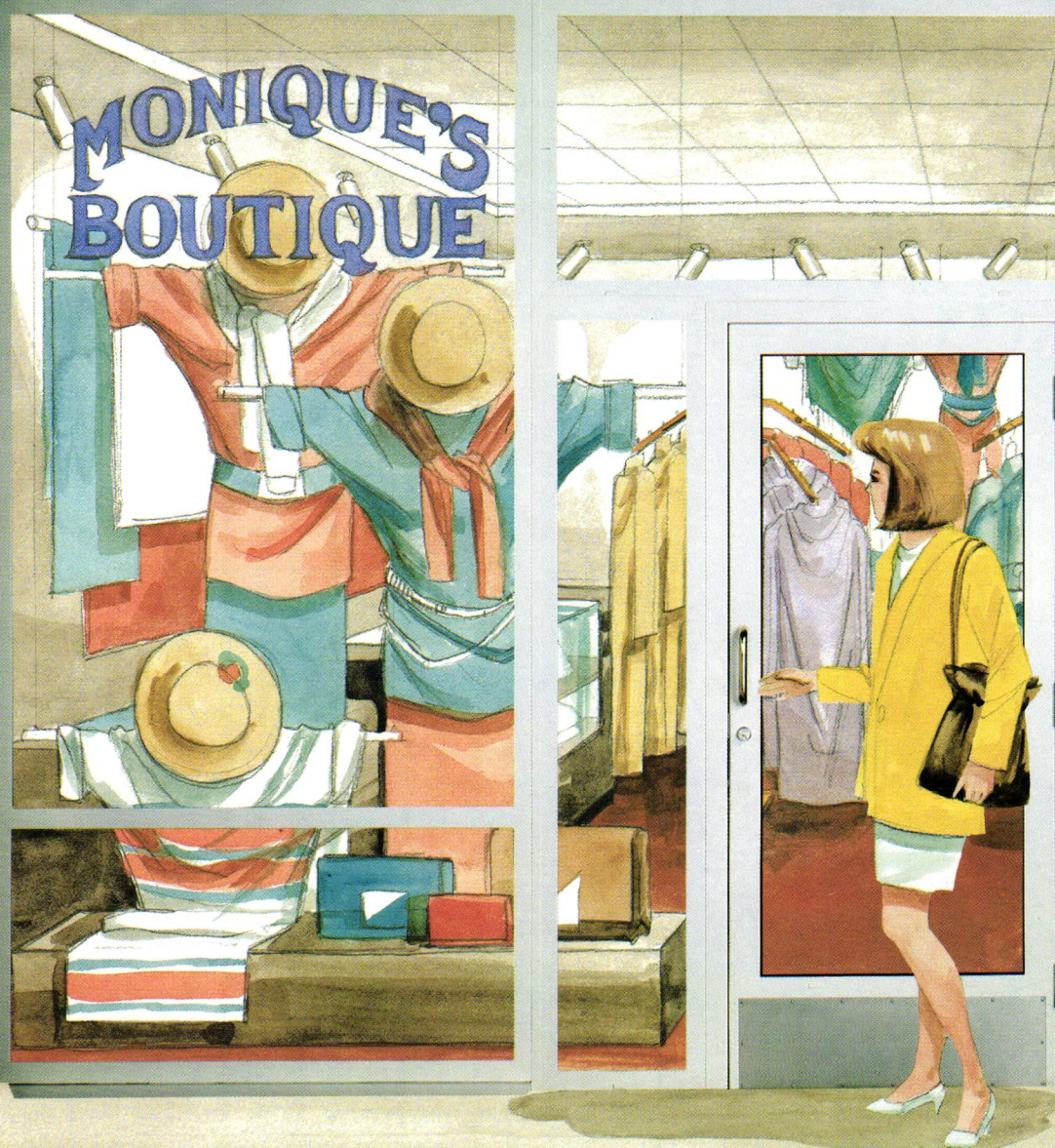
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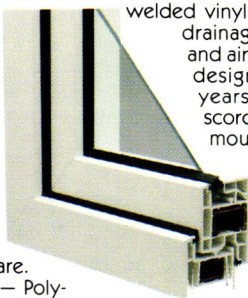
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